Karen Johnson Davidson County
Batch# 380542 DEEDWARR
04/01/2020 12:29:30 PM 5 pgs
Fees: $28.00 Taxes: $558.70
20200401-0035015

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-216230

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400 Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Opendoor Property Trust I, a Delaware Statutory Trust
1 Post St Floor 11
San Francisco, CA 94104

Name and address of new owner:
Opendoor Property Trust I, a Delaware Statutory Trust
1 Post St Floor 11
San Francisco, CA 94104
Map parcel number: 121-04-0A-029.00-CO
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Jessica Rice and Matthew Steven Rice, Wife and Husband

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Opendoor Property Trust I, a Delaware Statutory Trust

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 27th day of March, 20 20, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jessica Rice

Jessica Rice

Matthew Steven Rice

Matthew Steven Rice

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of March, 20 20, before me personally appeared Jessica Rice, Matthew Steven Rice, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Deana Dorsey

Notary Public

DEANA DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Printed Name: Deana Dorsey

Commission Expires:

2/26/2024

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $ 151,100.00

AFFIANT – Jaime Hill

Subscribed and sworn to before me, this 27th day of March, 2020.

NOTARY PUBLIC
My Commission Expires:

KRISTA MURPHY NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JUNE 25, 2021

Property address:

529 Williamsburg Drive
Nashville, TN 37214

EXHIBIT A

STREET ADDRESS: 529 Williamsburg Drive, Nashville, TN 37214

COUNTY: Davidson

CLIENT CODE: OD-NAS-216230

TAX PARCEL ID/APN: 121-04-0A-029.00-CO

Land in Davidson County, Tennessee, being Unit No. 529, on the Plan of Phase II of Williamsburg Condominiums, of record in Plat Book 6900, Page 266, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Together with an undivided interest in the common elements as set forth in the Master Deed of record in Book 7114, page 443, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jessica Rice and husband, Matthew Steven Rice by Warranty deed from Carla Ann Triplett, unmarried of record in Instrument No. 20170227-0019233 Register's Office for Davidson County, Tennessee, dated February 22, 2017 and recorded on February 27, 2017.

True Copy Certification

I, Krista Murphy, do hereby make oath that I am ~~a licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature: Krista Murphy

State of GEORGIA
County of GWINNETT

Personally appeared before me, Melanie Bibb, a notary public for this county and state, Krista Murphy, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022